

CITY OF SEATTLE
ORDINANCE 124246
COUNCIL BILL 117825

AN ORDINANCE relating to historic preservation, imposing controls upon the Charles P. Dose House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of sites, improvements, and objects having historical, cultural, architectural, engineering, or geographic significance; and

WHEREAS, the Landmarks Preservation Board (Board), after a public meeting on November 7, 2012, voted to approve the nomination of the improvement located at 2121 31st Avenue South and the site on which the improvement is located (which collectively are referred to as the "Charles P. Dose House" for the purposes of this ordinance), for designation as a landmark under SMC Chapter 25.12; and

WHEREAS, after a public meeting on December 19, 2012, the Board voted to approve the designation of the Charles P. Dose House under SMC Chapter 25.12; and

WHEREAS, on April 3, 2013, the Board and the owner of the designated landmark agreed to controls and incentives; and

WHEREAS, the Board recommends that the City Council enact a designating ordinance approving the controls and incentives; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. DESIGNATION: Pursuant to SMC 25.12.660, the designation by the Landmarks Preservation Board (Board) of the improvement located at 2121 31st Avenue South and the site on which the improvement is located (which collectively are referred to as the "Charles P. Dose House" for the purposes of this ordinance), is hereby acknowledged.



1 A. Legal Description. The Charles P. Dose House is located on the property legally
2 described as:

3 Lot 5 & south 7 feet of Lot 6 of Block 4 of C.P. Dose's Lake Washington
4 Addition Replat of Blks 4 & 5, according to the plat thereof recorded in Volume
5 15 of Plats, page 99, records of King County, Washington.

6 B. Specific Features or Characteristics Designated. Pursuant to SMC 25.12.660.A.2,
7 the following specific features or characteristics of the Charles P. Dose House are designated:
8

- 9 1. The site consisting of the property described in subsection 1.A on which the
10 improvement known as the Charles P. Dose House is located.
11 2. The exterior of the improvement known as the Charles P. Dose House.
12 3. The first and second floor interiors in the improvement known as the Charles P.
13 Dose House, excluding the kitchen, bedrooms, and bathrooms.
14

15 C. Basis of Designation. The designation was made because the Charles P. Dose
16 House is more than 25 years old, has significant character, interest or value as a part of the
17 development, heritage or cultural characteristics of the City, state or nation, has integrity or the
18 ability to convey its significance, and satisfies the following from SMC 25.12.350:
19

- 20 1. It is associated in a significant way with the life of a person important in the
21 history of the City, State, or Nation (SMC 25.12.350.B).
22 2. It is associated in a significant way with a significant aspect of the cultural,
23 political, or economic heritage of the community, City, State, or Nation (SMC
24 25.12.350.C).
25
26
27
28



3. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction (SMC 25.12.350.D).

4. It is an outstanding work of a designer or builder (SMC 25.12.350.E).

Section 2. CONTROLS: The following controls are hereby imposed on the features or characteristics of the Charles P. Dose House that were designated by the Board for preservation:

A. Certificate of Approval Process.

1. Except as provided in subsection 2.A.2 or subsection 2.B, the owner must obtain a Certificate of Approval issued by the Board pursuant to SMC Chapter 25.12, or

the time for denying a Certificate of Approval must have expired, before the

owner may make alterations or significant changes to the following specific

features or characteristics:

a. The site consisting of the property described in subsection 1.A on which the improvement known as the Charles P. Dose House is located.

b. The exterior of the improvement known as the Charles P. Dose House.

c. The first and second floor interiors in the improvement known as the Charles P. Dose House, excluding the kitchen, bedrooms, and bathrooms.

2. No Certificate of Approval is required for the following:

a. Any in-kind replacement, maintenance, or repairs of the features listed in subsection 2.A.1.

b. Installation, removal, or alteration of the following landscape elements: trees less than 8 inches in diameter measured 4 ½ feet above ground; shrubs; perennials; and annuals.



- c. Installation, removal, or alteration of the following temporary site furnishings:
benches; movable planter boxes; and movable water features.
- d. Installation or repair of underground utilities and irrigation, provided that the site is restored in-kind.
- e. Installation of floor coverings that do not damage the existing wood floors in the designated areas of the interior.
- f. Removal, replacement, or alteration of portions of the carpeted hallway on the second floor.
- g. Installation, removal, or alteration of temporary interior window coverings.
- h. Removal or alteration of non-original light fixtures in the designated areas of the interior.
- i. Installation of a rockery retaining wall at the northwest corner of the site, approximately 3 feet in height.
- j. Removal of the existing perimeter fence.

B. City Historic Preservation Officer Approval Process.

1. The City Historic Preservation Officer (CHPO) may review and approve alterations or significant changes to the features or characteristics listed in subsection 2.B.3 according to the following procedure:
 - a. The owner shall submit to the CHPO a written request for the alterations or significant changes, including applicable drawings or specifications.
 - b. If the CHPO, upon examination of submitted plans and specifications, determines that the alterations or significant changes are consistent with the



purposes of SMC Chapter 25.12, the CHPO shall approve the alterations or significant changes without further action by the Board.

c. If the CHPO does not approve the alterations or significant changes, the owner may submit revised materials to the CHPO, or apply to the Board for a Certificate of Approval under SMC Chapter 25.12.

2. The CHPO shall transmit a written decision on the owner's request to the owner within 14 days of receipt of the request. Failure of the CHPO to timely transmit a written decision constitutes approval of the request.

3. CHPO approval of alterations or significant changes to the features or characteristics listed in subsection 2.A.1 is available for the following:

- a. For the specified features and characteristics of the building, the addition or elimination of ducts, conduits, HVAC vents, grilles, pipes, and other similar wiring or mechanical elements necessary for the normal operation of the building.
- b. Removal of hazardous trees more than 8 inches in diameter measured 4 ½ feet above ground.
- c. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, video cameras, and security system equipment.
- d. Installation of a new perimeter fence.
- e. Installation of communication equipment and solar panels.



1 Section 3. INCENTIVES: The following incentives are hereby granted on the features
2 or characteristics of the Charles P. Dose House that were designated by the Board for
3 preservation:

4 A. Uses not otherwise permitted in a zone may be authorized in a designated
5 landmark by means of an administrative conditional use permit issued pursuant to SMC Title 23.

6 B. Exceptions to certain of the requirements of the Seattle Building Code, SMC
7 Chapter 22.100, and the Seattle Energy Code, SMC Chapter 22.700, may be authorized pursuant
8 to the applicable provisions thereof.

9 C. Special tax valuation for historic preservation may be available under RCW
10 Chapter 84.26 upon application and compliance with the requirements of that statute.

11 D. Reduction or waiver, under certain conditions, of minimum accessory off-street
12 parking requirements for uses permitted in a designated Landmark structure, may be permitted
13 pursuant to SMC Title 23.

14 Section 4. Enforcement of this ordinance and penalties for its violation are as provided in
15 SMC 25.12.910.

16 Section 5. The Charles P. Dose House is hereby added alphabetically to Section I,
17 Residences, of the Table of Historical Landmarks contained in SMC Chapter 25.32.

18 Section 6. The City Clerk is directed to record a certified copy of this ordinance with the
19 King County Director of Records and Elections, deliver two certified copies to the CHPO, and
20 deliver one copy to the Director of the Department of Planning and Development. The CHPO is
21 directed to provide a certified copy of the ordinance to the owner of the landmark.



Section 7. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 5th day of August, 2013, and signed by me in open session in authentication of its passage this 5th day of August, 2013.



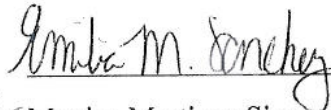
President _____ of the City Council

Approved by me this 13th day of August, 2013.



Michael McGinn, Mayor

Filed by me this 15th day of August, 2013.



for Monica Martinez Simmons, City Clerk

State of Washington,
County of King

(Seal)

I, Janet Polata, certify that this is a true and correct copy of Ordinance No. 124246, on file in the records of the City of Seattle Office of the City Clerk




Signed by:

Signature

Title:

Date:


Information Specialist
August 29, 2013

